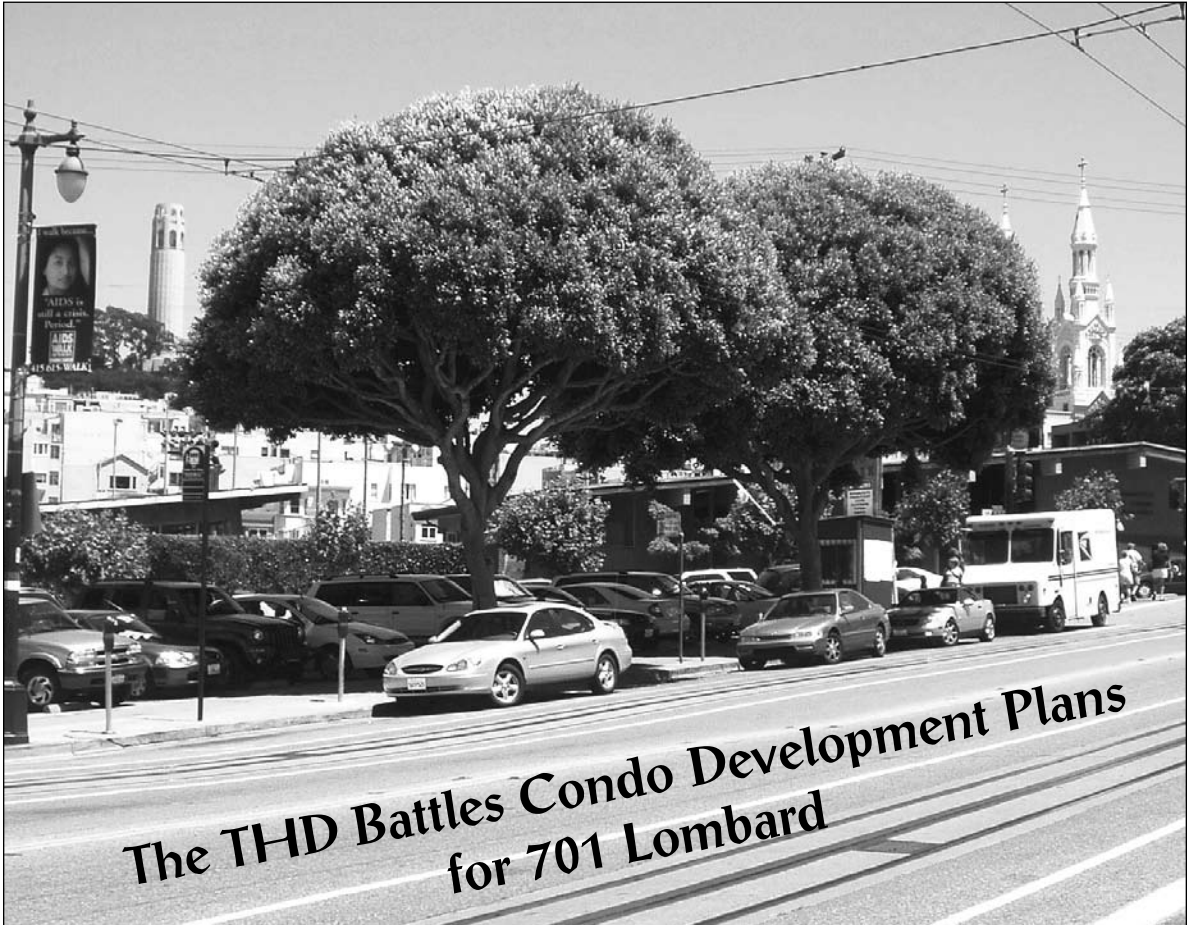


# The Semaphore

A PUBLICATION OF TELEGRAPH HILL DWELLERS

## A View with Less Room





# TELEGRAPH HILL DWELLERS

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**Cover:** If developers get their way, this classic view of the North Beach Library and SS Peter & Paul will be replaced by — you guessed it — towering condominiums. The THD has been trying to scale down the proposed development here at 701 Lombard. Story in this month's Planning & Zoning report on pg. 13. Contact Julie Christensen to get involved: 989-0882, [julie@surfaces.com](mailto:julie@surfaces.com). Photo by Anna Dow.



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# EDITOR'S DESK

By Bob McMillan

Change is in the air. After all, it's summertime in North Beach; the season when our little corner of California can change from a summer hotspot to a blustery fog bank, at nature's whim.

And change is in the air at THD. This spring, we elected a new slate of Board members, and in our first few meetings, the quantity and quality of new ideas has been inspirational. As you can tell from Paul's inaugural column (on page 5) about his THD conversion, even our President's story is one of transformation.

Though THD may be best known for fighting change, I don't think anyone in our organization

thinks that change is necessarily a bad idea. After all, the beloved geography of North Beach itself is the product of change. And where would our cherished wild parrots, or cable cars, or Coit Tower be today if someone had not had the vision to change things for the better?

Change can take on many different qualities. There is the inspiring metamorphosis that is wrought with vision and a public-minded generosity of spirit; this is what has made San Francisco great. Then there is the bleaker kind of development that signals avarice and a paucity of imagination; this is what has shadowed, and occasionally blotted out, many great changes in San Francisco's history.

The changes happening on San Francisco's waterfront today represent an incredible opportunity—an early chance in this new millennium to craft something worthy of our great city—but one that could easily be mishandled, as we are learning from the evolving saga on Piers 27-31.

THD has been working hard; led by Nan Roth and Paul Scott (who flew to Los Angeles to lobby the State Lands Commission on this matter) to ensure that the Mills Corporation's development of this land represents a civic minded evolution of our waterfront, and not a simple-minded exploitation.

You can read about the Mills project in our feature story (pg. 27), in the Planning and Zoning report (p. 15) and in Supervisor Peskin's column (pg. 18) in this month's issue, and we'll be covering this important issue in more detail in future issues of the *Semaphore*.

As always, if you have comments on this or other changes in our neighborhood, large or small, feel free to drop me a line at [semaphore@thd.org](mailto:semaphore@thd.org).





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# THE PRESIDENT'S CORNER

By Paul Scott

When I first told Yasmine, the beautiful mother of my two great kids, that I had been asked to serve as the president of Telegraph Hill Dwellers, she looked at me kind of funny. “What,” I said. “Why is that so surprising?” She didn’t say anything. “Don’t you think I would do a good job?” I asked. “You don’t think...” I started, but she cut me off. “Why,” she asked matter-of-factly, “why on earth would you want to do it?”



I have to admit that I do not exactly have a stellar record of community involvement. My long-stated reason for originally joining THD was to get in on cheap eats during the holidays at Julius’ Castle. Indeed, that was my first exposure to the role THD played in the neighborhood. I still remember sitting at that festive dinner across from an innocent-enough looking woman, who proceeded to tell me with great relish about how THD had stopped umpteen development projects dead in their tracks. As I had just recently purchased an historic building on the Filbert Steps and had plans to renovate, she made me a bit nervous. She then added something to the effect that she had never seen a development project she liked. With that, the last bit of my eggnog-enhanced holiday cheer slipped away. “Jeez Louise, I thought, who are these people?”

It was therefore with my knees trembling that I showed up at a THD Planning and Zoning meeting some months later. I wanted to add a unit to the basement of my building, and I had learned in the interim that the Planning Department would

not approve any project without hearing first from the local neighborhood “mafia.” Aaron Peskin was chair of Planning and Zoning at the time. He seemed all right, but having been schooled by my experience at Julius’ Castle and having heard various other intimidating stories about THD in the ensuing months, I was wary. I came to the meeting armed with enough old photos and historical information to teach a short seminar. When asked for my say, I made very clear that all proposed changes would be in keeping with the history of the building. The envelope would not be touched. Each and every termite-infested board would be kept intact.

I thought for sure my request could not possibly be denied. I half expected a standing ovation. But that was not to be. There was a pause, then one of the committee members posed a question. “Why don’t you get rid of the aluminum windows on the other parts of the building?” It took me a second to stammer out a response. “But . . . I thought we were here to discuss the basement. Those windows are located on an entirely separate part of the building.” “Yes, we understand,” was the response. But the message was clear: You want something from us, and now we would like something from you.

I can’t say that I was feeling too good about THD after that meeting. If I wanted to move my project through Planning without a hassle, I was going to have to promise to spend money on parts of my building that I had not previously even considered touching. Expedience being the order of the day, though, I negotiated a deal with Aaron to replace a pair of aluminum windows on the front of the building with historically appropriate wood windows, and the committee went along

*continued on p. 7*



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## PRESIDENT'S CORNER *continued*

with it. That being done, the project was quickly approved and we started work.

For the next year or so, we labored away. I got to know the building better and I got to know my neighbors better. I even came to recognize some of the familiar faces of those that frequented the Steps. A strange transformation began to happen. Somewhere along the line, it wasn't all about money any more. I started getting attached to the building. Worse yet, I actually began to care a bit about the rest of the neighborhood as well. Before I knew it, against all good judgment, I had agreed to replace the remaining aluminum windows on the front and back of the building. Suddenly the idea of restoring other historical details seemed like a good idea as well. What was happening to me? I couldn't figure it out. I come from Calgary, Alberta, where urban sprawl is considered visionary city planning. My most basic values were being corrupted. It was like "Invasion of the Body Snatchers." I looked like the same person in the mirror, but I didn't even know who I was any more.

I may be wrong but I don't think I'm alone. I suspect this neighborhood may have snuck up on many of us. I moved into the neighborhood because I was struck by its beauty and character, but I didn't immediately understand why it was so. It took me a while to learn that this could well be a neighborhood dominated by huge new apartment buildings, chain restaurants, Rite Aids, and a freeway through the middle of it, but for the efforts of those who went before. It took me a while to understand that the parks and trees and preserved history of the place didn't just happen by accident. It took me a while to appreciate why it was reasonable that neighbors might suggest to a newcomer that he make his building beautiful and historic, and not just worry about how much

rent he might make. It basically took me a while to get it.

But now I do. And that was my pitch to Yasmine. The hard work, passion and dedication of the generations who have preceded us have created and preserved a very special place. The Hill Dwellers have played a large role in that effort, and have made significant social and cultural contributions as well. We have all seen the benefits. Now it's simply our turn to help.

How can we do that?

**The waterfront:** The pending developments represent the most momentous changes to the City's waterfront since the piers were first built. One of the largest proposed projects is planned for Piers 27-31, at the foot of Telegraph Hill. We need to follow this project closely and do our best to ensure that, if it occurs, the project not only remain consistent with the principles underlying the public trust doctrine (e.g., public access, historic preservation, maritime uses), but also that it best serve the needs of the neighborhood.

**Joe DiMaggio Playground:** The other day, I saw some kids doing somersaults on the pave-

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## PRESIDENT'S CORNER *continued*

ment. Wouldn't it be great if we could help transform a substantial part of the old asphalt tarmac into a beautiful green park, with enough hard surface still available for the skaters, basketball players, and others who use it? Seems like an obvious enough idea, but money and resolve are needed. Maybe we can help find both.

**The North Beach Library:** Efforts are underway to renovate the North Beach Library. Community input and attention are necessary to see that the new library satisfies the needs of the neighborhood and other visitors.

**Families and young people:** I read a recent

poll of 70 THD members, and only one person under 30 and seven people between the ages of 30 and 39 responded. Shouldn't we be reaching out to everyone? Perhaps we can try and plan events that appeal to some of the people who have not been as involved.

These are just a few thoughts that have come up in my conversations with members. There are obviously terrific people on THD's board and in the community who have other ideas about how to make the neighborhood a better place. All ideas are welcome. I would very much like to see THD, in addition to the fine work it does preserving and protecting, proactively pursue the maximum in positive change as well.



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# The Green Report

By *Julienne M. Christensen, Parks & Trees Committee*

I contend that it takes at least one of two conditions to propel neighbors out of their comfy chairs and into a community meeting: Crisis or opportunity.

There was plenty of crises when neighbors met with the Recreation and Park department representatives in the Summer of 2000 to consider the City's efforts to rescue the North Beach Pool. The pool had been sinking for years and it was becoming harder to keep the Health Department from shutting it down. The plans to renovate the pool and building were done under difficult conditions and extremely tight budgets. Meetings between pool users and City representatives began to carry hints of lynching.

Opportunity came with the passage that year of the parks bond, and with the arrival of brand new General Manager Elizabeth Goldstein and Capital Plan Manager Gary Hoy. When the new regime met with neighbors and pool users, another kind of bond was forged. Neighbors volunteered hours of their own time, sought funding from private sources (most notably a very generous grant from the Evelyn and Walter Haas, Jr. Fund), and enlisted local architect Paulett Taggart and her staff to help turn vision into plan. With RecPark's guidance and encouragement, the architects' inspired design solutions and copious input from the peanut gallery, great ideas took shape.

The project will provide two side-by-side narrower pools at different water temperatures, with broad steps leading into the "warm" pool (a particular boon to children, seniors and the injured or disabled), and lap lanes in the "cool" pool. The natatorium will have retractable skylights for natural ventilation. There is still hope we'll keep

plans for a sauna in the mix. There will also be new men's and women's showers and dressing areas, and an expanded clubhouse suitable for community meetings and parties, in addition to the toddler and after-school programs already located there. And, even for those who never go inside, the new building will be an attractive addition to the neighborhood landscape, looking more like a vibrant community center and less like a PG&E switching station.

The wonderful news this spring is that we have passed another important milestone in the project: On April 30 four contractors offered bids – all four under the architects' estimated costs. This practically insures that a contractor will be selected and the project can begin demolition and construction this summer. We should be cutting ribbons and celebrating our brand new pool and clubhouse in Autumn 2004.

It's important for those who may not use the pool or clubhouse but do enjoy the courts to realize that the tennis and bocce courts and a portion of the hardscape area will be closed during all or most of the construction period. The tennis courts will be resurfaced at the conclusion of the project. The children's play area will remain open.

Plans to renovate the North Beach Library are beginning to gel. (Interested neighbors are highly encouraged to check postings at the library for news of upcoming meetings. THD is working with library staff to help facilitate connections with the community.) A direction for that effort will allow planning for renovation of the play areas to begin in earnest.

But times are hard for RecPark and all of us who enjoy use of public recreation facilities. The recent City budget cut 17 percent from RecPark's

*continued on next page*

# Planning and Zoning Committee Report

By Elizabeth Malloy

## I. TELEGRAPH HILL HISTORIC DISTRICT

*(This historic district on the east side of Telegraph Hill was established in 1986 to preserve the largest group of pre-1870 structures in the City. Changes to structures in this district must be approved by the Landmarks Board)*

**1. 19 Alta St.**—This property is a noncontributory structure in the Historic District and the proposed plan to move a sidewall was approved by the Landmarks Board hearing (May 7th) as it will have no impact on the historic character of the District.

**2. 21 Alta St.**—The restoration of this 1862 Italianate structure (Michalsen Grocery) as reported in the last *Semaphore* is complete. In addition, the original front door to the grocery store, discovered during the renovation, has been revealed. Congratulations and thanks to the owner, Jack Early, for enhancing our historic district.

**3. 22 Alta St.**—The proposed new building development on this site envisions the construction of a 4-story-with-basement residential building at the end of Alta Street on the site where a prior land/rock slide resulted in a historic building being demolished by the city. The

Department of Building Inspection is requiring a peer review (to be composed of a geotechnical engineer and a structural engineer selected jointly by the department and the applicant owner) to assist the department in assessing and reviewing the proposed development for site stability and structural safety.

**4. 9 Calhoun Terrace**—A major renovation of this contributory 1854 Gothic Revival structure, one of the three oldest homes on Telegraph Hill, is almost complete. The approved plans included the addition of a number of new window openings requested by the owner in exchange for a specific condition that the two incompatible first floor plate glass windows at the front elevation be replaced with wood, double hung windows, in accordance with the Planning Code's design guidelines for the historic district. The project is now complete except for a window replacement, called for in the Landmark Board's 1998 approval of the project. The owner plans to ask the Landmark's Board to remove the condition to the permit. THD opposes removal of the condition.

**5. Greenwich Steps/Valetta Heslett Garden**—Initially stimulated by a \$5,000 grant from San Francisco Beautiful, a project to clean up, add plants, maintain and beautify the historic gardens located in the unde-

## GREEN REPORT *cont'd. from previous page*

operating funds, forcing serious cutbacks in staff and programs. In District 3, we are short two gardeners and one supervisor out of a staff of seven – a group already depleted from previous years. If we want to continue enjoying City recreation facilities, and ensure quality recreation opportunities for ourselves and our kids, we're going to have to continue pitching in.

There are many parks and open space projects around the hill with THD faithful at the helm: Pioneer Park planting days, gardening at the Greenwich Stair Gardens, the proposed renovation of the Kearny Street Steps, ongoing improvements to Washington Square and, of course, the big push to optimize our great Joe DiMaggio/North Beach Playground. I've heard

old timers say Washington Square is the neighborhood's front yard, and Joe DiMaggio Playground is its backyard. The backyard needs work, folks. If you have some ideas and want to pitch in, check in with any THD board member and we'll get you linked up. ✂

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## PLANNING AND ZONING

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veloped Greenwich Street public right-of-way below Montgomery St. continues through volunteer gardeners and private donations. The financial sponsor for this project is the Northeast San Francisco Conservancy, a tax-exempt 501(c)(3) nonprofit organization. Tax deductible contributions to the Conservancy in support of this project are welcomed. Contact Maya Armour.

**6. 1309-11 Montgomery St.**—There is a proposal to add a dumbwaiter shaft to the exterior of this contributory 1866 Italianate building on the School Street elevation to connect the garage to a kitchen on the second level. The proposed exterior shaft will require the alteration of a kitchen window and remove a portion of a door on the ground floor. THD is encouraging the project sponsor to consider a simpler, less expensive, reversible dumbwaiter system (i.e. removable at a later time) that will lessen the permanent impact on this historic building.

**7. 212 Union St.**—This project is in 2 parts. The first was the addition of a garage structure within the former open space portion of the site (now substantially complete). The second is the renovation and restoration of the historically significant cottage at the very end of Union Street, which will begin in the near future. Plans for renovating the historic cottage, which

required the preservation of its original historic features in accordance with Article 10 of the Planning Code, were approved by the Landmarks Board in 1998 with THD's active support. We understand that the owners may now desire to revise the approved plans triggering a new Landmarks Board review.

**8. 290 Union St.**—The developer's plans have been approved and a building permit issued on 4/18/03 to bring this project into compliance (removal of a roof deck and modifications to the front and back) with the originally approved plans as required by Planning Commission and Board of Appeals decisions. Work has not been completed.

## II. OTHER RESIDENTIAL PROJECTS

**1. 520 Chestnut St.**— This proposal would demolish the existing warehouse structure (built around 1926) and replace it with a multi-family building containing twenty residential units on four floors with a basement garage. At the P & Z Committee's request the project architect returned to the Committee in February with a revised design for the replacement building. Although the new plan did not retain the front portion of the structure as a part of the project as suggested by the committee, the revised design appears more sensitive to neighborhood character than the original. The project

*continued on next page*

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## PLANNING AND ZONING

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is currently undergoing environmental review.

**2. 888 Chestnut St.**—Arguing that the existing three-story wood framed 1904 2-unit residential structure is unsound the project applicant wants to demolish and replace it with a modern residential building. This existing structure is one of 7 extant buildings at the corner of Leavenworth and Chestnut that survived the 1906 fire. The project is undergoing environmental review and the Planning Department is questioning the validity of the project sponsor's report that this residential structure is unsound and must be demolished. The project appears to be on hold. If the project proceeds it would require a Discretionary Review hearing before the Planning Commission for the demolition of sound housing and an environmental review in connection with the demolition of a historic structure.

**3. 391 Filbert (Filbert Steps at Kearny near Pioneer Park)**—Plans have been approved for a significant vertical expansion of this cottage.

**4. 460 Filbert St.**—Plans have been approved to add 25 feet to the front of this three-story-over-garage existing building.

**5. 2733 Genoa**—There is a proposal to add a garage and some other basement improvements that would involve a significant modification to the façade of this multi-unit building. The project sponsor will present to the P & Z committee in the July meeting.

**6. 643 Greenwich Street**—There is a proposal to add a third and fourth floor to an existing two story single-family residence: The third floor addition is the same size of the existing footprint (Approximately 1200 square feet) and the fourth floor addition is 408 square feet. The fourth floor is set back 15 feet from the Greenwich side to minimize the height impact. The architecture of the existing structure will be emulated in the new addition. The building will remain a single-family residence.

**7. 1725 Kearny St.**—Construction is now underway to rebuild this fire-damaged property exactly as it was prior to the fire.

**8. 30 La Ferrera Terrace**—The proposal is to add a partial fourth story to the existing single family dwelling. The addition would be 10 feet deep by 37 feet wide and would be located at the front of the building. It appears that the addition will not obstruct any views.

**9. 1445 Montgomery St.**—This is a proposed addition of a chairlift to an existing stairway that is used by the residents of several buildings. The lift would allow the 82-year-old owner at this address to access his unit without climbing 19 stairs. The rail for the lift will be painted the same color of the building and will extend ten inches into the existing five-foot wide stair. When the lift is not in use, the chair is stored in the upright folding position at the upper landing. Neighboring residents with an easement on the stairway took this issue to the planning commission on June 26 seeking a discretionary review, which was denied.

**10. 1918-22 Powell St.**—Arguing that the existing 1906-7 structures are "unsound," the project sponsor is proposing to demolish the existing four-story three-unit residential building, the residential cottage located at the rear of the lot and the one-story two-car garage structure. In their place one four-story six-unit residential structure would be constructed. The structures proposed for demolition are typical of North Beach structures built at the turn of the century that fit well within neighborhood fabric and character. The P & Z Committee is concerned with the loss of this character, the loss of existing sound and affordable housing, and the impact the new construction would have on the existing mid-block open space and to the light and air of adjacent neighbors. Because the project involves the demolition of housing, the project will automatically be subject to a Discretionary Review hearing before the Planning Commission. The Planning Department has requested a site inspection to determine the accuracy of the report they submitted to prove the structure is unsound.

**11. 10 and 12 Reno Place**—After several years of construction, these projects are still not complete as can be seen from the large amounts of construction debris and trash piled up in and along Reno Place. The most recent proposal is to add to add a locked gate to Reno Place at the Green Street entrance.

**12. 559-69 Vallejo St (parking lot bounded by Vallejo, Romolo and Fresno)**—On March 20, the Planning Commission approved a Conditional Use Authorization and a Variance for this project to demolish 2 existing buildings (4 dwelling units) and to construct on this 4,616 sq. ft. site a 4-story over basement building with 5 large dwelling units and 5 residential parking spaces, over a public parking garage for approximately 28 cars, allowing the project sponsor to maintain his existing public parking. The Variance

## PLANNING AND ZONING

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exempted the project from complying with rear yard requirements. The project sponsor and his architect addressed, to some extent, THD's concerns with the overall height of the structure, particularly with the proposed roof top features.

### III. NON-RESIDENTIAL PROJECTS

**1. Cable Car Turnaround**—A public process has been underway for designing a new cable car turnaround structure at the Taylor Terminus as a part of the rebuilding of North Beach Place public housing project. Bridge Housing Corporation, the nonprofit housing developer for the project, has obtained a grant from the Metropolitan Transportation Commission (MTC) to hire a landscape architect to develop a design proposal to be presented to MTC in the fall with a request for funding to implement the project. The currently proposed design is for an open, see-through, light and airy structure consistent with existing Muni F Line stops along the Wharf and the Embarcadero. THD asked for more seating and for more cover while passengers are waiting in line for a cable car. THD also asked that attention be given to the removal/rearrangement of the 17 news racks that currently exist at the site and that the 5 trash receptacles be consolidated. THD also suggested that amenities be incorporated to make the site warmer and more welcoming to visitors and residents, including flower baskets, which can utilize inexpensive drip irrigation. THD has further requested that a publicly noticed meeting be held on site in the spring to review the design proposals.

### IV. JACKSON SQUARE HISTORIC DISTRICT

**1. 551-559 Pacific Avenue**—There is a proposal to add two floors and completely alter the ground floor arcade of this 1907 historic theater in the Jackson Square Historic district.

### V. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

*(In 1987, the North Beach Neighborhood Commercial District Ordinance was adopted to maintain the character of and mix of businesses in North Beach.)*

**1. 701 Lombard Street (triangular parking lot bound-**

**ed by Columbus, Lombard and Mason across from the North Beach Pool)**—Following a careful review of the plans for a proposed four-story, nine-unit condominium building on this 4,000-square foot, very prominent site, THD filed a request that the Planning Commission take Discretionary Review (DR) of this project. A DR is a power which the Planning Commission has to review a project and to modify it even though it may meet the technical requirements of the Planning Code. This was the 1st time in 3 years that THD took this step, as our Planning & Zoning Committee has been successful in working cooperatively with project sponsors in forging compromises to reduce or eliminate negative effects on our neighborhood. In this case, failing such attempts, THD asked the Planning Commission to consider requiring changes to this project to address the following concerns: (1) The actual height of the building, as seen from Columbus Avenue (an approximately 60-foot rise at its most visible point along Columbus Ave.) would be out of scale with the nearby buildings on Columbus Avenue, Mason and Lombard Streets which average, to the tops of their cornices, only 32 feet; (2) The mass of the building would block existing views of Coit Tower, Telegraph Hill and Sts. Peter and Paul from Columbus Avenue as one proceeds into North Beach from the Waterfront, and likewise would block views of Russian Hill from the North Beach Playground; (3) The proposal, which includes two very small commercial spaces (385 sq. ft. and 426 sq. ft.) at the Columbus Ave building corners, is inconsistent with the North Beach Commercial District ordinance and would leave a large blank wall at the street level on the Columbus Avenue elevation; and (4) The structure as proposed would cast additional shading on the North Beach Playground, particularly on the tennis courts. At the June 26 Planning Commission meeting, despite a strong showing of supporters for the DR, the commission did not grant it and upheld the sponsors' building permit.

**2. 1402 Grant Ave.**—New Cafe Proposed in the old North End Cafe Location—An application has been filed for a new small self-service Russian cafe and bar at the location recently vacated by the North End Café (which is moving to 1441 Grant Ave.). The applicant will need Conditional Use Authorizations from the Planning Commission for several reasons including to operate a full bar (the North End Cafe

*continued on next page*

## PLANNING AND ZONING

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served only beer and wine); and to change the hours of operation to 10 AM to 2 AM. It appears unlikely that the operation will receive a full bar license approval from the ABC due to the lack of a full kitchen. While the P & Z Committee encourages the Russian Cafe concept and for it to be open for lunch, there is concern that the proposed business would primarily be a bar open only at night, which would not help the daytime traffic for shops.

**3. 1831 Powell St.**—The proposal is to add two stories to a one-story historic building, destroying the cornice and materials of the front facade. Because this particular block of Powell Street has been determined to be eligible for listing on the National Register of Historic Places, the P & Z Committee felt that any alterations to this structure should be done in a manner that does not jeopardize or detract from this status and recommended that the addition be designed in conformance with the state's standards for Historic Structures. The City is requiring environmental review.

**4. 1968 Powell (SF Battle Zone)**—The issues surrounding the legality under the City's zoning code of the conversion of a small neighborhood grocery store at this address into an Internet cafe appears to have finally been resolved when the owners withdrew their appeal of a Zoning Administrator (ZA) determination. The current interpretation of the City's zoning code as it applies to internet cafes is as follows: Computers used for game playing fall under the Planning Code definition of either "Amusement Game Arcades" (if there are 11 or more computers) which are not allowed in Neighborhood Commercial Districts, or "Other Entertainment" (if there are 10 or less) which would require a public hearing and Conditional Use Authorization from the Planning Commission." The effect of this ruling is that the SF Battle Zone will not be allowed to operate if it has 11 or more computers; if it has 10 or less, it will be required to obtain a Conditional Use Authorization which could contain conditions to lessen adverse impacts to the surrounding neighbors. THD will be working with local residents to develop a position on this issue.

**5. 663 Union St.**—A new business, called the California Cold Rush, has moved into the old Buffalo Wings space across from Washington Square. It features ice cream, smoothies and frozen drinks, as well as a lunch menu of soup, chili and tamales. No

Conditional Use Authorization is required for this use since the previous use was also a small self-service restaurant.

## VI. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

*(This Neighborhood Commercial District extends along Broadway from west of Columbus Ave to Osgood Place).*

**1. 501 Broadway**—The site of the former Black Cat will be reopened, serving casual, comfort food, owned by Jeff Neustadt, founder and CEO of Taxi's Hamburgers. According to SF Chronicle food writer, Grace Ann Walden, "The chef will be Roman Northcote, who has cooked at Prego and Il Fornaio. The opening menu will include macaroni and cheese, bacon-wrapped meat loaf on grits, and grilled lamb chops with lavender potatoes. Most items will be under \$20....The Blue Bar—the basement level of the space—will continue as a live music venue, with food, but will be extensively renovated into a more comfortable, lounge-like space."

**2. 222 Columbus Ave.**—The Planning Commission approved a Conditional Use Authorization to convert an existing retail storefront into "Pearlina's Tea Shop," classified as a "retail coffee store" use, even though the specialty will be "bubble tea." No exterior modifications to the building are proposed. The shop, recently opened, consists of approximately 630 square feet located on the ground floor and contains no more than 15 seats.

**3. 270 Columbus Avenue**—On June 9, Schilling's Restaurant, serving chocolates and a full menu closed after seven months of operation.

## VII. NORTHEAST WATERFRONT HISTORIC DISTRICT

*(This historic district between Telegraph Hill and The Embarcadero was established in 1983 to preserve the historic warehouse and industrial buildings dating from the Gold Rush era through the turn of the century.)*

**1. Broadway Family Apartments**—On May 22, this project received approvals from the Planning Commission and is scheduled to begin the lease and development approval process before the Board of Supervisors in July. This project is to be an affordable housing development and was awarded by the Mayor's Office of Housing to the Chinatown Community Development Center (CCDC) in 1999, as reported in

*continued on next page*

## PLANNING AND ZONING

*continued from previous page*

earlier issues of The Semaphore.

**2. Embarcadero Hotel Project at Broadway & The Embarcadero**—The developers for this project (Stanford Hotel Group) are proposing a 260-room hotel on the parcel fronting on The Embarcadero and a 360-stall parking structure facing Front Street. The hotel structure, 65 feet in height, has substantial rooftop mechanical penthouses and a private executive lounge at the corner the building that tops out at 81 feet. The parking structure is 34 feet high and features an innovative architectural treatment highlighted by an open interior open space planted with mature giant Asian bamboo projecting above the roof to 50 feet. Teflon tenting is proposed to shield views of the rooftop parking from the slopes of Telegraph Hill. While the height and intensity of the development of the hotel site have been substantially reduced, the THD continue to express their concerns regarding the design's compatibility with the historic district as well as the impact of the overall height on views of Telegraph Hill from The Embarcadero and views of that portion of the waterfront from Telegraph Hill.

**3. Amendments to NE Waterfront Historic District Ordinance**—Due to the recent approval by the Landmarks Board of the addition of two illuminated signs to the building at 840-48 Battery, Supervisor Peskin has introduced legislation amending the Planning Code to clarify the existing limitations on signage within the NE Waterfront Historic District.

## VIII. S.F. PORT'S PROJECTS ON THE NORTHEAST WATERFRONT

*(Nan Roth is the THD representative to the Northeast Waterfront Advisory Group (NEWAG), which works with the Port on the Port projects. NEWAG meets on the first Wednesday of every month in the Bayside room at Pier 1 at 4pm and meetings are open to the public. Please check [sfport.com](http://sfport.com) to verify meeting time and place)*

**1. Northern Waterfront National Register Historic District Nomination**—With the THD's active sup-

port, the Port completed the preparation of a draft National Register nomination of its properties along the northern waterfront (from Pier 45 to 48). The State Office of Historic Preservation and the National Park Service have reviewed the nomination, and both are pleased with its quality and completeness. It is now expected that a final draft will be available for public and Port Commission review in late August with approval by the National Park Service anticipated in February 2004.

**2. Piers 1-1/2 - 3 and 5**—This redevelopment and historic rehabilitation project involving the replacement of what is now primarily office space with a mixture of office, retail, restaurants and cafes has been approved by the Port Commission and is scheduled to go before the and Bay Conservation and Development Commission (BCDC) on June 19 and the Board of Supervisors in mid-July. As these Piers will be listed on the National Register of Historic Places as the "Central Embarcadero Piers," the project will qualify for the 20% federal historic preservation tax credit.

**3. Piers 27-31—Mixed Use Recreation Project**—In April 2003 the Port initiated review by the State Lands Commission of the project's consistency with the public trust. Subsequently, the Attorney General issued an opinion finding several features of the project non-compliant. A deal based on transferring some commercial recreation square footage to additional office and retail use was put together in order to gain State Lands approval of the project at its June 2nd meeting. Mills continues to tinker with their programming of the site, but appears to be intent on leveraging more retail and office use at the expense of recreation. This will be an important agenda item at the Port Commission meetings on June 24 and July 22 (open to the public—see [SFport.com](http://SFport.com)).

The draft Environmental Impact Report (EIR) for this project is expected to be available in the next few weeks. The THD has requested that the following issues be addressed in the EIR: the inconsistency of the project with the Port's official Waterfront Land

*continued on page 22*

**HELP THE 'HOOD** *Shop Locally*

# A Renaissance at Speedy's

By Brad Willmore

The renovations continue at Speedy's, with the neighborhood corner store now under the new ownership of long-time local residents Brian Leonard and Pierre Houle. Brian and Pierre, with the help of friends, have been remodeling not only the space but the store's stock and deli menus as well. The changes at Speedy's are getting rave reviews from the neighborhood but there's even more to come. Here are some of the highlights:

Making the most of his experience as a chef, Brian has dramatically expanded the Speedy's deli menu. In addition to the dozen different kinds of oversized sandwiches they offer, Brian has added a daily entrée for take-out customers, together with soups and deli salads. The entrées are typically

priced between \$6.95 and \$7.50 and have been such a hit that they've been selling out every day since introduction, as have the daily soups and homemade desserts. This week's entrée menu included roast pork loin, curry coconut shrimp, crab enchiladas and eggplant parmesan.

For those who like to cook, the meat counter at Speedy's has expanded to include New York strip steaks, free range beef cuts and hamburger as well as free range chicken. Brian and Pierre say their goal is to stock the store in smaller volumes but more frequently, in order to keep higher quality, fresher ingredients on hand. If you're planning on a big barbecue (more than 6) just let them know two days ahead and they'll be happy to provide whatever you need. Plans for the near future include adding marinated and barbecued



Pierre Houle (L) and Brian Leonard pause for a moment in the midst of their fabulous renovation job.

PHOTO BY BRAD WILLMORE



meats and ribs as well as some of Brian's own sauces and salsas (if you're in to spicy ask for some of Brian's own pickled jalapenos, wow!).

Fresh and frequent turnover is the goal at the produce counter, and Pierre currently shops three times a week to keep things at their freshest. Pierre is looking for additional suppliers that can meet their standards for produce in order to expand Speedy's fruit and vegetable offerings but already most locals are appreciating the changes. With the local farmer's market moved further down the Embarcadero, the new emphasis on the produce counter will be greatly appreciated in the neighborhood.

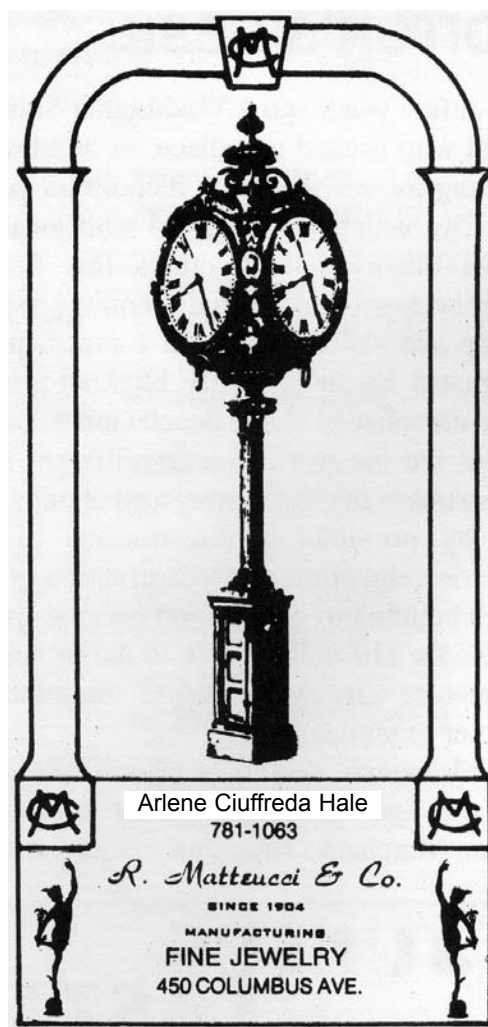
Pierre and Brian say their goal with Speedy's is to continue to stock all of the mainstream items in the grocery and add a substantial number of specialty items that the amateur chef expects from a high-end grocery store. Besides groceries, the pair regularly hand out menu and cooking tips to customers and are a great resource for anyone planning a party or just experimenting with a new dish for the first time.

## Bringing Back the History

The physical changes to the store are obvious to all walking by: the big front windows have been opened up, fresh paint, and new refrigerators. Pierre figures still have several months ahead of them, getting the shelves organized just right but Brian says he's already found a home for a lot of his antique kitchen collection (including a french bread proofing cabinet and a Hoosier baking table). The two intend to restore a lot of the historic look of Speedy's and make it the neighborhood icon it was in the 1920's and 30's.

It's a lot of work running a store and upgrading it at the same time but Pierre and Brian are both experienced in starting new food businesses and neighbors who have sampled the revamped

Speedy's, even in the midst of renovations, having nothing but praise for the duo's efforts. Once the current remodel is complete in a few months the two owners have additional plans for Speedy's including adding picnic baskets for day trippers, stocking Brian's own homemade jams and jellies, expanding the homemade desserts and adding a diverse selection of local cheeses to their dairy counter. Brian says that he, "believes in reasonable pricing" and everything from the sandwich menu to entrées to the wine offerings bears this out.



# From the Desk of Supervisor Peskin

By Aaron Peskin

As many of you know, cities and states across the country are facing huge budget shortfalls as the economy slows down. The situation here in California is among the worst in the nation where state government faces a budget gap in excess of \$35 billion. San Francisco alone had a shortfall of nearly \$350 million. And while there is political tumult in Sacramento with little sign that the State legislature will agree on a budget anytime soon, here at City Hall we managed to reach agreement and bring in a balanced budget in time for the July 1 start of the fiscal year.

The Mayor's initial budget proposal for the fiscal year, presented on June 1st, contained nearly \$100 million in cuts to services across all areas of city government, including public protection, public health, aid to seniors and parks and recreation programs. Nearly every city department was required to shave sizable portions from their bottom lines. As a member of the Budget Committee, I was intimately involved in finding every available savings to help avoid massive and painful cuts to vital services.

After a marathon session of public comment (nearly 6 hours straight in one day) and budget negotiations, our Budget Committee was able to restore over \$25 million to save our highest priority programs, including:

- Almost a million dollars needed to keep recreation centers in North Beach and around San Francisco open on Sundays as well as to prevent layoffs of gardeners in the Recreation and Parks Department so that our parks including Pioneer Park and Washington Square are adequately maintained;
- More than \$600,000 for programs to provide



meals to senior citizens throughout the city;

- \$500,000 dollars to make sure our children have up to date books and computers, in addition to funds to help prevent teacher layoffs, save arts and music programs and preserve health centers in our schools;
- We retained funding for numerous projects that will benefit this District including maintaining the Green Patrol in North Beach, new stop lights and pedestrian signaling the length of Columbus Avenue, and funding to pave the entirety of Kearny Street to name a few.

Meanwhile, as the budget process evolved many other important things were happening in and around our neighborhood. Most of you are familiar with the proposed development on Piers 27-31, slated to be built by the Arlington, Va. based Mills Corporation in partnership with the YMCA. The \$200 million project calls for a large office, recreation and retail development that just recently won approval from the State Lands Commission.

While I am excited by the prospect of revitalizing San Francisco's waterfront, I have reservations about the current project. When the Mayor first announced plans to revamp this portion of our Port property, he laid out a vision for a project that emphasized recreation and maximum public accessibility. The current Mills Corporation plans are heavily weighted towards office and large scale retail uses. This is of concern to me because given the current economic situation, expanding retail on the northeastern waterfront would place greater stress on retail destinations at Fisherman's Wharf and Pier 39 and the promise of a large scale publicly accessible recreation facility seems to be getting short changed. I am hopeful that an

# PROGRAM AND SOCIAL COMMITTEE



By Maxine Schulman

**W**e have a few fun events planned for August, including a new member cocktail party on August 4 and a group outing to a Giants game later in the month.

On September 4, I will have 36 seats available for the San Francisco Symphony, featuring Tchaikovsky's Piano Concerto No. 1 and Stravinsky's Firebird Suite. This fabulous concert will be conducted by Michael Tilson Thomas. Tickets are \$10 each, available on a first-come, first-serve basis. Please send your check by August 1st, to:

THD c/o Maxine Schulman  
101 Lombard St. #803  
San Francisco, Ca. 94111



With her grandchildren, Angela (L) and Caroline Reston, looking on, former THD President Gerry Crowley receives a certificate of appreciation from Supervisor Aaron Peskin at THD's annual General Membership Meeting. Far left is Mohammed Nuru, Deputy Director of Operations at the Department of public Works, who was also honored at the event

## SUPERVISOR PESKIN *cont'd from page 18*

acceptable compromise can be negotiated and am pushing to convert 50,000 square feet of retail space back to recreational uses as was originally proposed. I will keep you posted and look forward to hearing everyone's thoughts on this issue.

I am pleased to announce that by the time this edition of *Semaphore* comes to press, I will have introduced legislation requiring the Department of Parking and Traffic to provide information indicating the name of each designated historic district on all street signs located within a historic district (such as the Jackson Square, Telegraph Hill and Northeast Waterfront districts located here in District 3). This ordinance is intended to increase public awareness of the City's rich cultural resources, historical past, and to further enhance the experience of tourists visiting our City.

Finally, many of you were present for the

grand reopening of the Ferry Building. This event marked a new era in transit for San Francisco while restoring a treasured historical landmark for future generations. As we speak, the recently formed San Francisco Bay Area Water Transit Authority (WTA) is formulating a comprehensive plan to expand existing ferry service and to add new intra-bay routes to ease traffic congestion and further integrate the bay area's transit system. I am presently working with the WTA to secure state funds for increased ferry service and research efforts aimed at creating more fuel-efficient, low pollution ferries.

As always, please be in touch with my office as you have questions or concerns with the neighborhood or the city: 554-7450 or [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org). I wish you all a happy and healthy summer season.



# The Friends' File: An Update on Washington Square

By Herb Kosovitz

If you love Washington Square as much as I do, you might want to drop in on the next meeting of the Friends of Washington Square. We meet on second Tuesdays of alternate months, at 8AM, with the next meetings scheduled for August 12 and October 14. Reach me at 398-0757, [hkosovitz@aol.com](mailto:hkosovitz@aol.com) for more info.

Here are some items that have been on the agenda lately:

## Uses and Abuses of the Square:

The frequency of events and damage done to the turf as a result, aggravation neighbors feel due to amplified sound, are the most prominent complaints. A neighborhood meeting was held by Rec & Park in October '02, and a follow-up meeting was held in June. We hope and expect the Recreation and Park department to revise its written guidelines to address these issues and reduce the number of amplified events in the Square.

## Lighting:

A proposal for increasing the illumination at the ground while decreasing glare will be tested soon. Two existing pole lights will receive new heads. If this is successful, all poles could be revamped, and some new poles added. This work is being undertaken by a Committee consisting of Friends of Washington Square and several concerned merchants. The Recreation and Park department has agreed to provide the labor if the Committee provides the equipment. Bob Mittelstadt is organizing this endeavor.

## Landmark Designation:

It is important for all people and all groups interested in making any changes to Washington Square to remember that our Park is landmarked, and any changes must be approved by the Landmarks Board. A recent request to relocate the flagpole without Landmarks Board approval was

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## SHEILA TOBIN BLACK, Ph.D.

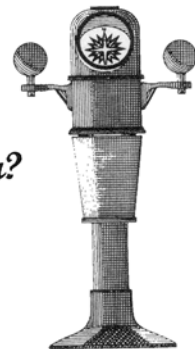
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## WASHINGTON SQUARE UPDATE

*continued from previous page*

stopped by the Friends of Washington Square.

### Other Items:

A full survey of the Park has been requested—funds are available for this—so that it can be of use for any future proposed changes. The playground/public restrooms area is in need of study. A professionally executed sign indicating prohib-

ited uses in the Park will soon be installed, to replace the unsightly temporary ones.

The drinking fountain has been re-installed at Union Street.

The Committee has heard proposals from ParkScan, a scheme to aerially assess problem spots in Parks, and from the Neighborhood Parks Council Playground Campaign, who have revised two playgrounds in cooperation with the Rec&Park department.



## ZAP Graffiti and Dumped Trash Call City Hotline 28-CLEAN

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*DEFINITION: To convey information using visual signals, such as flags, lights and mechanical arms.*

In the 19th century, Telegraph Hill was a lookout spot. A man stood at the top and watched for ships arriving through the Golden Gate. He used semaphore signals to spell out ships' names to the people below who were waiting for goods and mail. Neighbors who formed Telegraph Hill Dwellers in 1954 named their newsletter to salute this early use of the Hill.

## JULIUS CASTLE

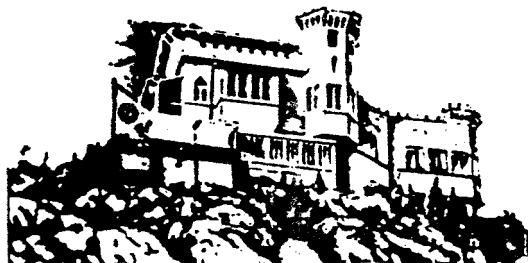
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## PLANNING AND ZONING

*continued from page 15*

Use Plan and the database used for its EIR, issues of parking, traffic, urban design, noise, nighttime activities and lighting as well as the impact of the proposed office, retail and restaurant uses on existing Port and neighborhood businesses.

**4. Fisherman's Wharf Special Area Plan**—In July 2000, the Port Commission and BCDC adopted amendments to their respective plans establishing consistency based on a shared vision for waterfront development and public access in the area between Pier 35 and China Basin. The BCDC and Port are now working on a similar set of amendments and consistency for the area above Pier 35, the Fisherman's Wharf Special Area Plan, which envisions a continuous network of public access, parks and plazas at the shoreline edge as well as a major public plaza, extending to the Bay, in the area of the triangle parking lot at Fisherman's Wharf. A joint Port/BCDC planning committee, including Supervisor Peskin, has been appointed to facilitate the realization of this plaza. Please look for email alerts to THD membership on upcoming community and public meetings or visit the SF Port site at: [sfport.com](http://sfport.com) to learn about upcoming opportunities for public input.

**5. Wharf J-10 Proposed for Demolition**—Wharf J-10 is the site of the original "fish handling building" built in 1919 which is the only remaining and qualifying historic structure of significant size on Port property at Fisherman's Wharf. While it is clear that the wharf upon which this fish handling facility is located has fallen into deplorable condition, supporters of its preservation, including the THD, contend that the Port has made an insufficient effort to seek ways to preserve this historic structure rather than demolish it. With demolition scheduled to begin in mid-June, on June 10 the building tenants appealed Planning's waiver of required environmental review to the Board

of Supervisors which, led by Supervisor Peskin, unanimously blocked the demolition, requiring the Port to do a full environmental review before making a decision to demolish it.

**6. Boudin Bakery Project on the Wharf**—Boudin Bakery, which recently purchased the leasehold for the site of its facility on Jefferson Street at Fisherman's Wharf, would like to replace the building they currently occupy with a larger structure to house a "working" bakery along with two restaurants, a bar, retail and a museum. As originally proposed, the building would occupy two-thirds of the Jefferson street frontage between Mason and Taylor, and would displace 26 parking spaces currently on the site. It is our understanding that the building is undergoing a major redesign. A large concern is the potential for the project to interfere with the joint BCDC/Port Special Area Plan process underway (see Item 4 above), a main feature of which is to open up a portion of the Triangle to open space reaching all the way to the Bay. The sponsors will present to the P & Z committee in August.

**7. Washington/Drumm Project**—As reported before, a mixed-use project, consisting of 120 condos, parking for 170 cars, a swimming pool and a fitness center, is proposed for the current site of the Golden Gateway Tennis and Swim Club, a proposal conceived when Diane Feinstein was mayor. THD favors retention of the open space and recreational facilities on this site. THD maintains that the compromise made between the City and the developer at the time the original development was approved should be respected. Diane Feinstein has recently reconfirmed her understanding of that agreement and written a letter to such effect to the Director of City Planning. Shadow studies (on Ferry Park) are currently underway and a preliminary Negative Declaration from Planning is anticipated in late August.



# SHOP LOCALLY!

**Keep small shops in our neighborhood.**

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# Morton and Betty Rader – North Beach Artists

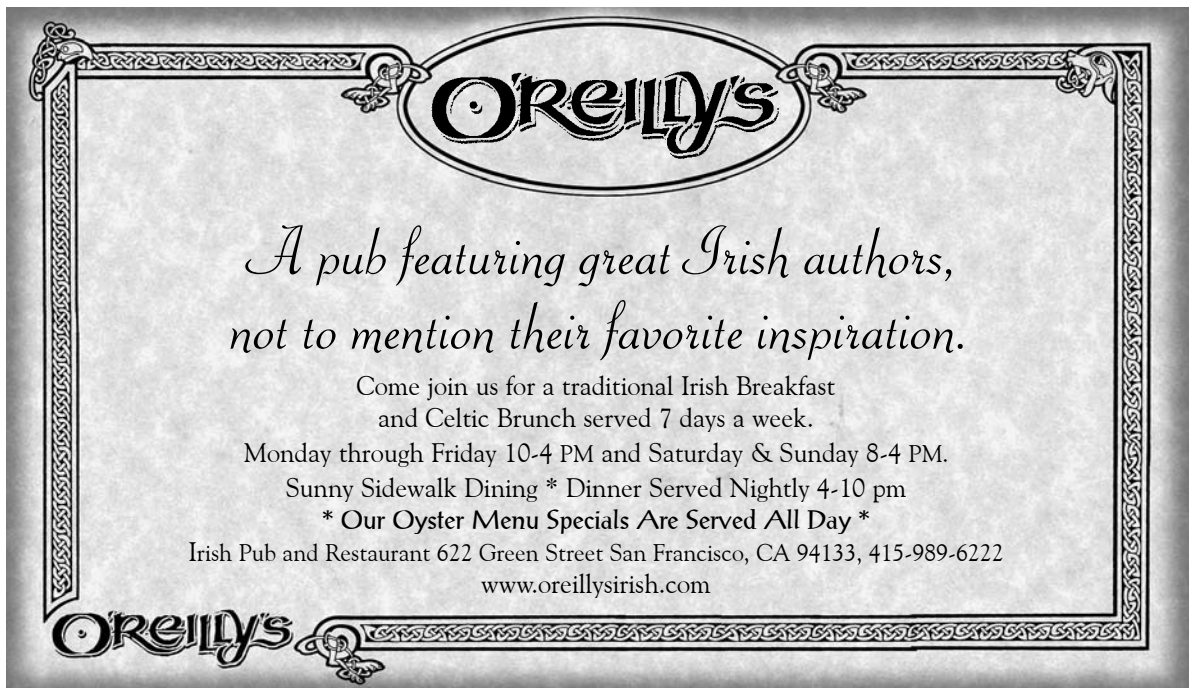
By Rozell Overmire

Last July Frants Albert and Judith Strong mounted an exhibit in tribute to their good friends the Raders. Betty's cubist paintings and Morton's photographs were shown at the Architectural Office of Frants Albert Associates in Oakland. Betty had died recently and more than 40 of her wonderful paintings had surfaced. Morton's photographs were done throughout his life as a separate artistic endeavor from his architectural career and Betty had preserved many of them. The two couples met in San Francisco in the 1950's and in 1960 Morton was Albert's best man.

A small group of concerned friends of the Raders formed last year to save the Rader treasures. The art collection includes San Francisco waterfront scenes, the Marin hills, cafes in Tehran and street scenes in Paris. There is even an early

photo of Willie Brown as well as Telegraph Hill friends and neighbors. The group has since purchased about half of the paintings from Betty's estate. They plan to use any funds they receive from the sale of the rest of the collection to photograph, catalog and store the collection. There are plans to donate the photographs to the Oakland Museum and they will be displayed at the UC Bancroft library. Bob Beck, a Rader friend, who has galleries in San Anselmo and San Francisco, will be exhibiting some of Betty's paintings soon. The World Trade Club will exhibit Betty's work in mid-July and the Art Exchange, 645 Chestnut, has five small paintings on consignment. From November 15 to January 15, Chaudia Chapline Gallery in Stinson Beach will be exhibiting Betty's Stinson Beach paintings.

*continued on page 24*



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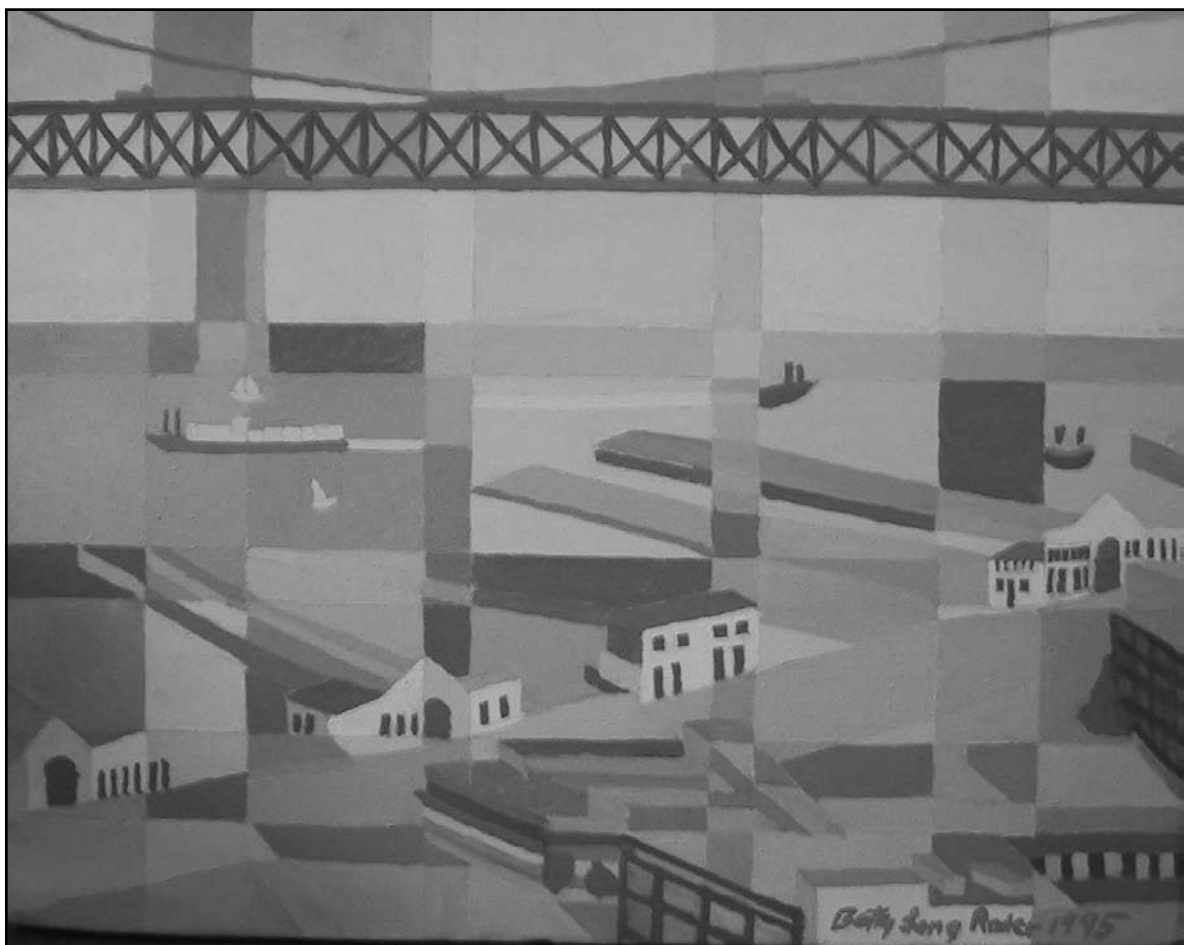
**O'Reilly's**

# Morton and Betty Rader

*continued from p. 23*

Morton and Betty were both active in the Telegraph Hill Dwellers in its founding years (1950's) and they lived most of their lives on the hill at 17 Alta Street. An excellent article was written about them by Chip Johnson, in the S.F. Chronicle on Friday, July 12, 2002.

If you are interested in viewing or purchasing Betty's paintings, please call Judith Strong at (510) 268-0188 Ex. 151 or e-mail her at: [jstrong@faaarch.com](mailto:jstrong@faaarch.com)



Betty Long Rader's "View from 17 Alta Street," 1995.



# Board of Directors: Motions Passed

## March

The board moved, "In response to an inquiry by the sponsors of a proposed Cannabis Club in the 1300 block of Grant Avenue, THD conducted an informal poll regarding the positions of 19 merchants in the upper Grant Avenue area, all of whom voiced opposition to the proposed Cannabis Club being located in that area. Accordingly, THD declines to support the proposed addition of a Cannabis Club in the 1300 block of Grant Avenue. By this, THD takes no position on medical marijuana or Cannabis Clubs."

The Board moved to donate \$1,500 to Telegraph Hill Neighborhood Center, and \$500 to North Beach Citizens.

In thanks for the Shrine of St. Francis of Assisi's generosity in letting the THD hold meetings at the church, the Board moved to donate \$100 to St. Francis of Assisi Building Fund.

The Board moved to contribute \$500 towards the assessment and maintenance of the trees on the lower Filbert Steps.

## April

The Board moved to contribute \$1,000 to the Upper Grant Ave. Art Fair.

## May

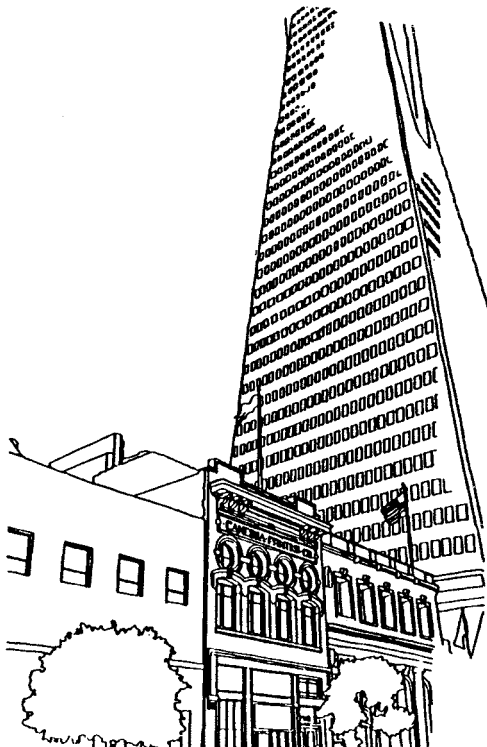
The Board moved, "THD requests the Department of Parking and Traffic install North/South stop signs at the corner of Powell and Greenwich Streets." ✂

# A North Beach Vignette

By Helen von Ammon

Cable car drivers are San Francisco's best ambassadors. They give info, answer questions, show ol' ladies (MOI) where there's a seat on a crowded car. Today as the car was about to turn sharp left at Powell/Jackson, passengers clinging on like bats in a cave, the gripman yelled:

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# Piers 27-31 Gets a Case of Mall Fever

by Paul Scott

The Mills Corporation's plans to develop Piers 27-31 recently took a severe turn for the worse. Following objections by the State Lands Commission to the developer's plans, a deal was struck by Mills, the Port, and State Lands, which calls for the elimination of over 50,000 square feet of recreation space at Piers 27-31 and its replacement in large measure with, incredibly enough, more retail.

Prior to the deal, the project plans had included 111,000 square feet in retail and 301,000 square feet of recreation space, along with 219,000 square feet in office and 34,000 square feet in restaurant/cafe space. In reporting on the deal, which increased the retail component of the project by almost fifty percent, a headline in the May 31, 2003 Chronicle innocently referred to the multi-use project as the "pier mall plan." If we are not careful, that is precisely what we are going to get.

Most of you will remember that Mills was awarded this project by the Port Commission over competitor Chelsea Piers, despite the fact that the Chelsea proposal had the support of the North East Waterfront Advisory Group and of Port staff. A principal reason for the community and staff support was that Chelsea proposed a primarily recreation-oriented project, with all forms of badly needed sport and recreational facilities, while Mills proposed less, but purportedly more affordable, recreation to be provided by the YMCA and America True, along with office, retail and restaurant uses.

In apparent recognition of the questions concerning the award of the project to Mills, the Port Commission conditioned its award on a further enhancement of the recreational components of the project by Mills. Revisions were subsequently made increasing the recreation space and a near final plan was presented at a hearing before the State Lands Commission on June 2, 2003 for its blessing on the project.

The State Lands Commission reviews projects on public trust lands, such as the Piers 27-31 project, to determine whether they comply with the public trust doctrine as articulated in the Burton Act. The Act essentially requires that projects be sufficiently water-related to justify development on public waterfront property.

Prior to the hearing, the Attorney

*continued next page*

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## PIER 27-31 *continued*

General's office opined, in a letter to the State Lands Commission, that the Mills project did not comply with the public trust doctrine, given the extent and type of office and retail space and the fact that some of the recreation was not water-related. This set off a great deal of scurrying by Mills representatives, Port Staff and State Lands officials to try and salvage the project.

A deal was struck which improved the project in some respects (e.g., increasing public access and reducing office space) but did equal or worse damage in one very essential way — it eliminated over 50,000 square feet of recreation-

al space in Pier 29 (a proposed bowling alley, a proposed yoga studio and some other indoor recreational uses) and replaced those uses with 46,000 square feet of retail space, plus some additional restaurant space.

At this point, THD and Supervisor Peskin became involved. A letter was signed by the Supervisor and presented by THD to the State Lands Commission in El Segundo, advising them that the deal they had struck was unacceptable. If they had to eliminate some recreation uses, because they were not sufficiently water-related, then the answer was obviously not to replace

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As almost everyone who has lived on Telegraph Hill for long knows, *San Francisco's Telegraph Hill* by David Myrick is a collector's item. The out-of-print first edition of this book, lovingly detailing the colorful history of the Hill, sells for \$200 these days.

Last year, David agreed to make revisions to the original, and THD agreed to sponsor the second edition of the Myrick book. The new volume includes 32 new pages and 50 more photographs.

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## PIER 27-31 *continued*

them with retail, but with recreational facilities that should satisfy the public trust doctrine, such as an ice rink or other water-related facility. (Chelsea proposed two rinks, Mills none).

The State Lands Commission nonetheless proceeded to approve the deal, and Mills representatives walked out of the hearing shrugging their shoulders, claiming that State Lands had forced them to switch the recreation space to retail space.

After some follow up efforts by THD, however, State Lands sent a letter on July 10, 2003 to THD, stating what should have been obvious – the space formerly occupied by the bowling alley

does not have to be filled with retail uses; it can be replaced by recreation uses, so long as they are consistent with the public trust doctrine.

The State Lands letter has been presented to Mills, and they have pledged to attempt to work out a resolution of this matter that increases recreation to acceptable levels, while also addressing their economic concerns. Whether Mills does in fact work out a satisfactory arrangement with THD will inform us not only as to their good faith but also as to whether this project can truly be shaped to serve the best interests of our community. The talks, and the results they produce, will thus be critical. Stay tuned. ❖



## MYSTERY OF THE MONTH

Does anybody know these two boys? THD member Jon Dreyer found this photo behind a door molding in a Castle Street apartment recently and is wondering who they are. Contact Bob McMillan at 296-0669, [semaphore@thd.org](mailto:semaphore@thd.org) if you've got a clue.

## THD Welcomes New Members

February 2003 to April 2003

Marianne Bacigalupi, Michael Bennett, Keith Saggars & Carolyn Blair, Suzanne Dole, Anthony Gantner, Valerie Grausz, Amanda Hamilton & Tim Hemmeter, Sandy & Harvey Hunt, Karen Keese, Ron Lefkowitz, Jose Alvarez & Gloria Ohlendorf, Ariel & Paul Okamoto, Penyy Simi, Amy Spence Smolen & David Smolen, and Jim Stevens.

## CLASSIFIED ADS

**Classified rates are \$20 for 4 lines, \$30 for 5-7 lines. Please call 788-8667 to place an ad.**

**Next deadline is May 1.**

Monday night lyengar yoga from 5:45-7:15pm at the Italian Athletic Club gym on the 2nd floor, 1630 Stockton Street, next to the post office. Beginners welcome. Props provided. Drop-in or start a series at any time. This new class is in addition to the Thursday 10:30-noon class in the same location. Contact instructor Rebecca Taggart if you would like more information at 392-7742 or Mikkela@aol.com.

THD's Historian and the *Semaphore* Editorial staff are looking for back issues of *The Semaphore*. If you are running out of shelf or storage space, and just hate to throw them away, we'll give them a good home. Call Audrey at 391-1792.

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## NEW MEMBER INFORMATION

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## THD CALENDAR

2nd Saturday Stair & Garden Work Parties, August 9, September 13, and October 11. Meet at Pioneer Park. For more information call 552-7774.

### JULY

30th—August 3rd North  
Beach Jazz Festival

Outing

### AUGUST

5th—New Member Cocktail  
Party  
Giants Baseball Game

### SEPTEMBER

4th—San Francisco  
Symphony Outing [See pg.  
19—ed]

Dates and locations subject to change.

### Schedules of Committee Meetings

PLANNING & ZONING: First Thursdays. Call for time and location.  
986-7070.

For more information, log on to <http://www.thd.org>